CITY OF WARRENVILLE
Request for Proposals (RFP)

FOR THE PURCHASE AND COMMERCIAL/RESIDENTIAL REDEVELOPMENT OF A CITY-OWNED TRACT OF LAND AT WARRENVILLE ROAD AND BATAVIA ROAD

ISSUE DATE:	**April 10, 2025**
PROJECT:	**Old Town Redevelopment Site #2 Redevelopment**
ISSUING ENTITY:	**City of Warrenville** **3S258 Manning Avenue** **Warrenville, IL 60555**
CONTACT:	**Kristine Hocking,** **Assistant Community Development Director** **khocking@warrenville.il.us** **630.836.3066**
PROPOSAL DUE DATE:	**May 16, 2025**
RETURN PROPOSALS TO:	**City of Warrenville** **ATTN: Kristine Hocking** **3S258 Manning Avenue** **Warrenville, IL 60555**

The City of Warrenville, Illinois ("City") invites developers to submit their proposals for the purchase and development of the vacant tract of land owned by the City at the northeast corner of Warrenville Road and Batavia Road (the "Property"). The Property contains approximately 2.38 acres and is comprised of 4 separate parcels with the following permanent index numbers 04-35-403-009, -010, -011, and -021.

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VARIATIONS, CCRE, AND FINAL PLAT OF SUBDIVISION

Preferred Site Plan

OVERVIEW

Since 2020, the City of Warrenville's population has increased by 12 percent. New residents are drawn to Warrenville's natural areas, trails, outstanding schools, and convenient location from which to explore the region. Upon arrival, residents learn about the city's rich community history and appreciate the sustainable approach of its leaders, who prioritize responsible development that aligns with and enhances the city's identity as "Warrenville Naturally".

The community has a spirit that is celebrated at a wide variety of events and activities. Citizens gather frequently to celebrate with one another. Warrenville also has a thriving entrepreneurial base of self-starters. The engaged and connected community experience, as well as energetic and healthy economy, is reflected in Warrenville's Strategic Plan that prioritizes providing opportunities for residents to connect.

The Property available for redevelopment is special and the perfect place to connect. Located in the heart of the community, the site has an incredible opportunity to serve as a focal point for Warrenville and a destination for visitors. This site will showcase the selected developer's ability to create a place – an economic activity center – a place for commerce, connection and living. The Property's compact size is perfect for small businesses and entrepreneurs. Its open views of the West Branch of the DuPage River, connections to regional trails, available on- and off-street parking, and proximity to established businesses and historical destinations make the site ideal for redevelopment.

Recognizing the Property is more than an ordinary piece of land, the City has made great efforts to prepare this site for successful redevelopment through acquisition, site remediation, entitlement approvals, and zoning. Warrenville welcomes the opportunity to collaborate with the selected developer to bring events such as pop-up markets and food trucks to the site to support the vitality of the development and its importance to the community.

Warrenville is ready and eager to have a developer move forward to complete the site transformation. A new development on this parcel will showcase all those traits that make the City of Warrenville special.

The Site boasts the following attributes:

- 3-Mile Total Population: 57,000
- 3-Mile Daytime Population: 75,000
- 3-Mile Median Household Income: $108,391
- Convenient access to I-88 (3-minute drive)
- Views and Access to the West Branch of the DuPage River
- Connections to regional trail network
- Charming setting surrounded by established businesses and community amenities
- A supportive community that has articulated its vision and is ready to move ahead

CITY GOALS FOR REDEVELOPMENT OF PROPERTY

The City is interested in selling the Property to an experienced developer that would redevelop the property with a high quality, unified, aesthetically attractive mixed-use development project that would realize the following goals and objectives.

City Goals and Objectives:

- Expand shopping and dining opportunities in the City and further expand the City's tax base.
- Enhance the character and vitality in the historical heart of the community.
- Complement the existing mix of uses in the surrounding area.
- Support small business development and expansion.
- Attract additional desirable private investment into the surrounding area.
- Improve pedestrian and bicyclist safety in the area.

Site-Specific Goals and Objectives:

- Development of multiple, small, two- and three-story mixed-use buildings with retail, commercial and office uses on the first floor and office and residential on the upper floors.
- New buildings located closer to the street and adjacent to outdoor plaza spaces like what one would expect to find in a more traditional downtown setting .
- Building design that is generally more traditional and inviting to pedestrians that also compliment the surrounding architecture.
- Incorporate sustainable best management practices and energy efficient buildings.
- Shared access and on-site parking improvements to serve the collective needs of new uses on the Property and the adjacent Warrenville Grove Animal Hospital and Voegtle properties. New on-site parking would be located to the side and rear of new buildings.

The City of Warrenville has made a commitment to realize the vision for this site and invested in plans, site redevelopment, and zoning detailed as follows:

- City's 2007 Old Town/Civic Center Subarea Plan
- City's 2013 Old Town/Civic Center TIF #3 Redevelopment Plan
- City's 2022 Preferred Specific Redevelopment Plan for the Site
- City's 2024 Warrenville By Design Zoning Overlay

The City has expended approximately eight hundred thousand dollars to acquire the Property, demolish and remove an obsolete and blighting gas station, and complete the environmental remediation of significant subsurface soil contamination on the Property (collectively, the "Extraordinary Redevelopment Expenses") in order to prepare the site for redevelopment in furtherance of the objectives of the Subarea Plan and the Redevelopment Plan.

Given the extraordinary redevelopment expenses incurred by the City to prepare the site and neighborhood for development, the City is not prepared to offer any financial incentive in the form of reimbursement of eligible project redevelopment costs within the area, but is only prepared to contemplate a conveyance of the Property in a manner that will provide for a comprehensive plan of redevelopment to revitalize the tax base and correct conditions of blight.

PROPERTY DETAILS

Current Zoning: The property is designed at Village Shopfront within the Warrenville by Design Mixed-Use & Middle Housing Overlay (adopted August 2024). This form-based code provides allows for a mix of uses, unique bulk standards, and façade and streetscape requirements to promote a walkable, mixed-use district with housing options while maintaining the area's "small town" character. The zoning was specifically created to clearly articulate the community vision for this are of Warrenville. The underlying zoning of the property is the B-4 Motorist Service District. When the B-4 Motorist Service District and Warrenville by Design regulations conflict, the Warrenville by Design regulations take precedence.

https://www.warrenville.il.us/DocumentCenter/View/27839/WBD-MU-Middle-Housing-Overlay-ADOPTED-20240805?bidId=

Comprehensive Plan Designation: The Property is located within the City's Old Town/Civic Center Subarea and Warrenville By Design Mixed Use & Middle Housing Overlay District.

The City adopted the Old Town/Civic Center Subara Plan, dated March 2007, (the "Subarea Plan") as a component of the City's overall comprehensive plan, to guide future development and redevelopment in the Old Town/Civic Center Subarea and on the Property. The Subarea Plan designates the Property for coordinated commercial, retail, and restaurant use.

https://www.warrenville.il.us/DocumentCenter/View/14317/OTCC-Plan

In March 2022, the City Council voted unanimously to designate a ***Preferred Plan*** for the site. This plan outlined a site layout with buildings, walkways, parking lots, and open space elements (Appendix A). That vision has inspired community support and informed the development of the overlay zoning requirements.

https://www.warrenville.il.us/808/OTRS-2

In August 2024, the City adopted Ordinance O2024-33, the Warrenville By Design Mixed-Use & Middle Housing Overlay, dated August 5, 2024, to define building and site design standards in conjunction with the use standards of the underlying zoning district. It is intended to implement the vision of the Subarea Plan, Housing Action Plan to meet the goals and objectives of the City.

The Subarea Plan and Warrenville By Design Overlay documents are on file with the City Clerk and available for public inspection in the Community Development Department of the City at 3S258 Manning Avenue, Warrenville, IL 60555, during the business hours, Monday to Friday: 8:00 a.m. to 5:00 p.m. or on the City's website at the links provided above.

Existing Improvements: There are several existing improvements located within the parcels:

- 04-35-403-009: Garage. This garage could be demolished, repurposed, or relocated by the purchaser.
- 04-35-403-021: Concrete sidewalk/path, curb, asphalt parking lot and other improvements constructed as part of the remediation work that align with the visions of the Preferred Plan for the site. These are to remain.
- 04-35-403-010 & -011: A compensatory storage basin that accounted for fill in the floodplain as part of the remediation project. This is to remain.
- Along Batavia Road frontage: 15 Angled public parking spots that can be utilized by this development. These are to remain.

Environmental Issues and Remediation History: The City acquired the former Citgo gas station at 28W244 Warrenville Road (corner of Warrenville and Batavia Road) in 2020. Since then, the City removed all underground petroleum storage tanks and gas pumping equipment, demolished the convenience store and canopy, perform soil and groundwater investigation activities, and remediated all Leaking Underground Storage Tank (LUST) and non-LUST contamination to residential standards. Final closeout reporting was approved by the Illinois Environmental Protection Agency (IEPA) in 2024. A No Further Remediation letter was received from the LUST program and a focused No Further Remediation letter was received from the Site Remediation Program (SRP) in 2024.

Traffic Study: The City performed a traffic and parking study in 2021 to analyze the proposed development of the site and traffic conditions. It was shown that the intersection of Warrenville Road and Batavia Road operate at a very good Level of Service (LOS) grade B or better during weekday and evening peak hour periods under both existing and projected 2027 traffic volumes with the conceptual site traffic for most movements except:

- In the morning peak hour southbound Batavia Road approach just slips from LOS B to a good LOS C with 17.2 seconds of delay.
- In the evening peak hour the westbound Warrenville Road approach just slips from LOS B to a good LOS C with 17.1 seconds of delay.

An update to this traffic study would need to be performed during the zoning process.

As part of the City's remediation project, driveway access was construction off Warrenville Road according to the preferred plan. Another access driveway to the Property would be required on Batavia Road. Batavia Road is owned and maintained by the City of Warrenville.

Floodplain/Wetlands/Detention/PCBMP: As part of the City's remediation project, a compensatory storage basin was provided during the project to account for the floodplain fill based upon the preferred plan. However, there currently is a floodplain onsite. Any building that is placed within the existing FEMA Special Flood Hazard Area would need to be certified by Technical Bulletin 3 and 10 standards. It was also determined that no detention nor PCBMPs would be required because the net new impervious area did not meet requirement thresholds. No wetlands were identified as part of that project.

The Public Open Space shown on the Preferred Plan would remain the ownership of the City (including the compensatory storage basin). The Covenants would allow the public to use the sidewalk and designated parking spaces to access this area that is to be enhanced in the future by the City with passive recreation.

Utilities: Water and sanitary service for the Property is available along either road frontage. Water service and sanitary sewer extensions would be achieved by tapping and/ or connection to each main. There is an existing ComEd easement for an overhead guy wire. Depending on building height, this guy wire and pole may need to be relocated. See Appendix B.

Commercial Driveway Access: City Council Ordinance No. O2024-60 approved a final Plat of Subdivision, covenants, conditions, easement, and restrictions agreement, and variations from the

Zoning Ordinance. This Ordinance documents the shared commercial driveway access easement and the maintenance obligations of each owner. This also allows City access and use of the "Public Open Space". This ordinance is available as Appendix C.

Tax Increment Financing District: The Property is located in the Old Town/Civic Center Tax Increment Financing District (TIF #3) Redevelopment Project Area (the "Area"), as designated by Ordinance No. 2781 adopted June 3, 2013, by the Mayor and City Council of the City, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "Act"). TIF resources for this site have been exhausted with site preparation efforts.

The City, by Ordinance No. 2780, approved the Old Town/Civic Center Tax Increment Financing District #3 Redevelopment Plan and Project, dated January 7, 2013 (the "Redevelopment Plan"). The Redevelopment Plan is on the City's website at the following link:
https://www.warrenville.il.us/DocumentCenter/View/5657/Ord-2780?bidId=

PUBLIC RFP RELEASE SCHEDULE:

- Publication and Distribution of RFP: Thursday, April 10, 2025
- Site Visit With City Staff: Monday, April 21, 2025, at 1:00 pm
- Last day to submit questions in writing and submit Letter of Intent to Respond: Friday, May 2, 2025, at 5:00 pm
- **Responses due: Friday, May 16, 2025 at 5:00 pm**
- Review period: May 16, 2025 – May 22, 2025
- Notification to highest-ranked respondents: May 22, 2025
- Interview with selected respondents: the week of May 26, 2025
- Notification of preferred developer: May 28, 2025
- Preparation of Purchase and Sales Agreement for City Council Meeting, TBD

SUBMITTAL OF LETTER OF INTENT

A Letter of Intent (LOI) shall include the following:

(a) Describe experience with similar projects,
(b) Concept site plan (if different from Preferred Plan) and proposed uses,
(c) Intent to submit proposal as outlined in "Submittal of Proposals" and to meet schedule deadlines,
(d) Any other information as necessary.

Questions regarding this Letter of Intent must be submitted in writing or email to Kristine Hocking, Assistant Community Development Director, City of Warrenville, 3S258 Manning Avenue, Warrenville, IL 60555, khocking@warrenville.il.us.

One digital copy of the Letter of Intent shall be emailed to Kristine Hocking, Assistant Community Development Director.

SUBMITTAL OF PROPOSALS

Pursuant to Section 11-74.4-4(j) of the Act, the City seeks detailed proposals under which a qualified developer will either purchase the Property as part of a redevelopment project that best realizes the goals and objectives of the Redevelopment Plan and Subarea Plan. Proposals must include:

(e) a description of the uses proposed to be located within the redevelopment project,
(f) a detailed description of the site infrastructure and building improvements proposed to implement the Redevelopment Plan,
(g) a concept site plan,
(h) a construction timeline for making such improvements,
(i) the financial terms under which the developer is willing to purchase the property, any City proposed commissions associated with the transaction, and conditions of such payments, and
(j) information that proves the developer has the experience, resources, and financial capacity required to complete the proposed building and site infrastructure improvements.

Questions regarding this Request for Proposals must be submitted in writing or email to Kristine Hocking at khocking@warrenville.il.us.

Six hard copies and one digital copy of each proposal are to be sealed and marked "**Old Town Redevelopment Site #2 Redevelopment RFP"** and delivered to Kristine Hocking, Assistant Community Development Director, City of Warrenville, 3S258 Manning Avenue, Warrenville, IL 60555.

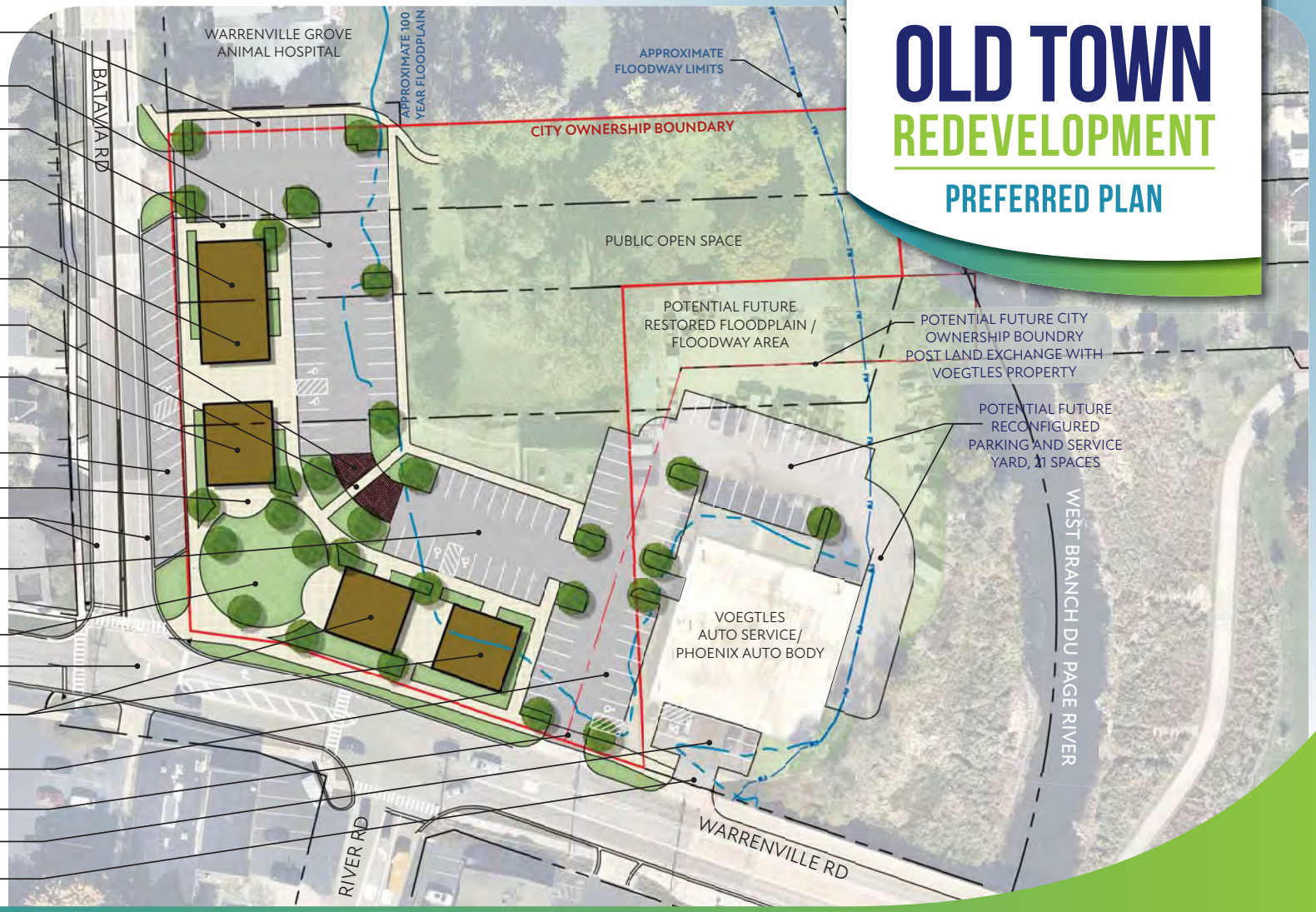
The City Council reserves the right to accept or reject any or all proposals or any part thereof; waive any minor defects, irregularities or informalities; and unilaterally decide whether it will attempt to negotiate a detailed contract and/or redevelopment agreement with any individuals or firms that submit a proposal.

APPENDIX A

OLD TOWN REDEVELOPMENT PREFFERED PLAN

OLD TOWN REDEVELOPMENT

PREFERRED PLAN



To learn more about or be a part of the redevelopment of this site, please contact Community Development at 630-393-9050 or visit our project website at **https://www.warrenville.il.us/808/OTRS-2**

CITY OF WARRENVILLE

Kimley»Horn

PLEASE REPORT ANY SUSPECTED CRIMINAL ACTIVITIES TO WARRENVILLE POLICE DEPARTMENT: 630-393-2131

EPA

THIS WORK IS FUNDED IN PART BY THE US EPA CERCLA FUNDS

SITE REDEVELOPMENT VISUALIZATIONS

MAY, 2023

OLD TOWN SITE #2 REDEVELOPMENT | CITY OF WARRENVILLE, ILLINOIS

SITE REDEVELOPMENT VISUALIZATIONS

OLD TOWN SITE #2 REDEVELOPMENT | CITY OF WARRENVILLE, ILLINOIS

MAY, 2023

Kimley»Horn

WARRENVILLE

SITE REDEVELOPMENT VISUALIZATIONS

MAY, 2023

OLD TOWN SITE #2 REDEVELOPMENT | CITY OF WARRENVILLE, ILLINOIS

SITE REDEVELOPMENT VISUALIZATIONS

MAY, 2023

OLD TOWN SITE #2 REDEVELOPMENT | CITY OF WARRENVILLE, ILLINOIS

SITE REDEVELOPMENT VISUALIZATIONS

MAY, 2023

OLD TOWN SITE #2 REDEVELOPMENT | CITY OF WARRENVILLE, ILLINOIS

APPENDIX B

AS BUILTS

OLD TOWN REDEVELOPMENT SITE #2
PHASE 1 & UTILITY IMPROVEMENTS

BID NO. B2024-02
NORTHEAST CORNER OF BATAVIA ROAD & WARRENVILLE ROAD W/
UTILITIES EXTENDING DOWN RIVER ROAD
WARRENVILLE, IL 60555
JOB NO. W22280.B0
JANUARY 10, 2024
FOR BIDDING

INDEX TO DRAWINGS

SHEET #	SHEET TITLE
C-1.0	COVER
C-2.0 : C-2.2	GENERAL NOTES & SUMMARY OF QUANTITIES
C-3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-4.0	SITE LAYOUT & GEOMETRY PLAN
* C-5.0	GRADING & EROSION CONTROL PLAN
* C-6.0	UTILITY PLAN
* C-7.0 : C-7.1	UTILITY PLAN AND PROFILES
C-8.0 : C-8.4	CONSTRUCTION DETAILS

*** INCLUDED IN RECORD DRAWINGS SET**

COUNTY: DUPAGE
TOWNSHIP: 39N
RANGE: 9E
SECTION: 35

LOCATION MAP

ZONING - WARRENVILLE
B-4

SITE BENCHMARK 1:
MUELLER BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF WARRENVILLE ROAD AND BATAVIA ROAD.

ELEV:697.77 (NAVD 88)

SITE BENCHMARK 2:
ARROW BOLT ON SECOND FIRE HYDRANT NORTH OF WARRENVILE ROAD ON EAST SIDE OF BATAVIA ROAD.

ELEV:701.49 (NAVD 88)

SITE BENCHMARK 3:
MUELLER BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF BATAVIA ROAD AND MAIN STREET.

ELEV:700.42 (NAVD 88)

SITE BENCHMARK 4:
MUELLER BOLT ON SECOND FIRE HYDRANT NORTH OF MAIN STREET ON EAST SIDE OF BATAVIA ROAD.

ELEV:701.85 (NAVD 88)

It's smart It's free It's the law

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Call before you dig
800.892.0123

PREPARED FOR:
CITY OF WARRENVILLE
3S258 MANNING AVENUE
WARRENVILLE, IL 60555
(630) 393-9050

RECORD DRAWINGS PREPARED BY:

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CITY CONTACTS

ADMINISTRATION	(630) 836-3050
CITY CLERK	(630) 836-3050
COMMUNITY DEVELOPMENT	(630) 393-9050
CITY HALL	(630) 836-3050
PUBLIC WORKS	(630) 393-9050

RECORD DRAWINGS 7.30.24

PROFESSIONAL LAND SURVEYOR
JEFFREY D DERANGO
035-004021
ROSEMONT ILLINOIS
STATE OF ILLINOIS

FIELD WORK COMPLETED 7.25.24

SOURCE BENCHMARK

DuPAGE COUNTY BENCHMARK 0168 RESET:

DISK MOUNTED TO LIGHT POLE BASE LOCATED 15 FEET SOUTH OF THE CENTERLINE OF WARRENVILLE RD, 94 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE CHURCH BUILDING AT 28W441 WARRENVILLE ROAD, 66 FEET WEST OF THE CENTERLINE OF THE EAST ENTRANCE TO THE CHURCH AND 26 FEET NORTH OF EDGE OF PAVEMENT OF THE CHURCH PARKING LOT.

ELEVATION: 698.78 (NAVD 88)

ENGINEERING
RESOURCE ASSOCIATES

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

Engineer:

Seal:

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY D. FRISBIE
062-070816
STATE OF ILLINOIS

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY D. FRISBIE
062-070816
STATE OF ILLINOIS

Timothy D. Frisbie
IL. P.E. NO. 062-070816
Expires November 30, 2025

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

WARRENVILLE

CITY OF WARRENVILLE
3S258 MANNING AVENUE, IL, 60555
(630) 393-9050

OLD TOWN
REDEVELOPMENT SITE #2
NE CORNER BATAVIA & WARRENVILLE ROAD
WARRENVILLE, IL, 60555
PROJECT# W21334.00

DESCRIPTION:

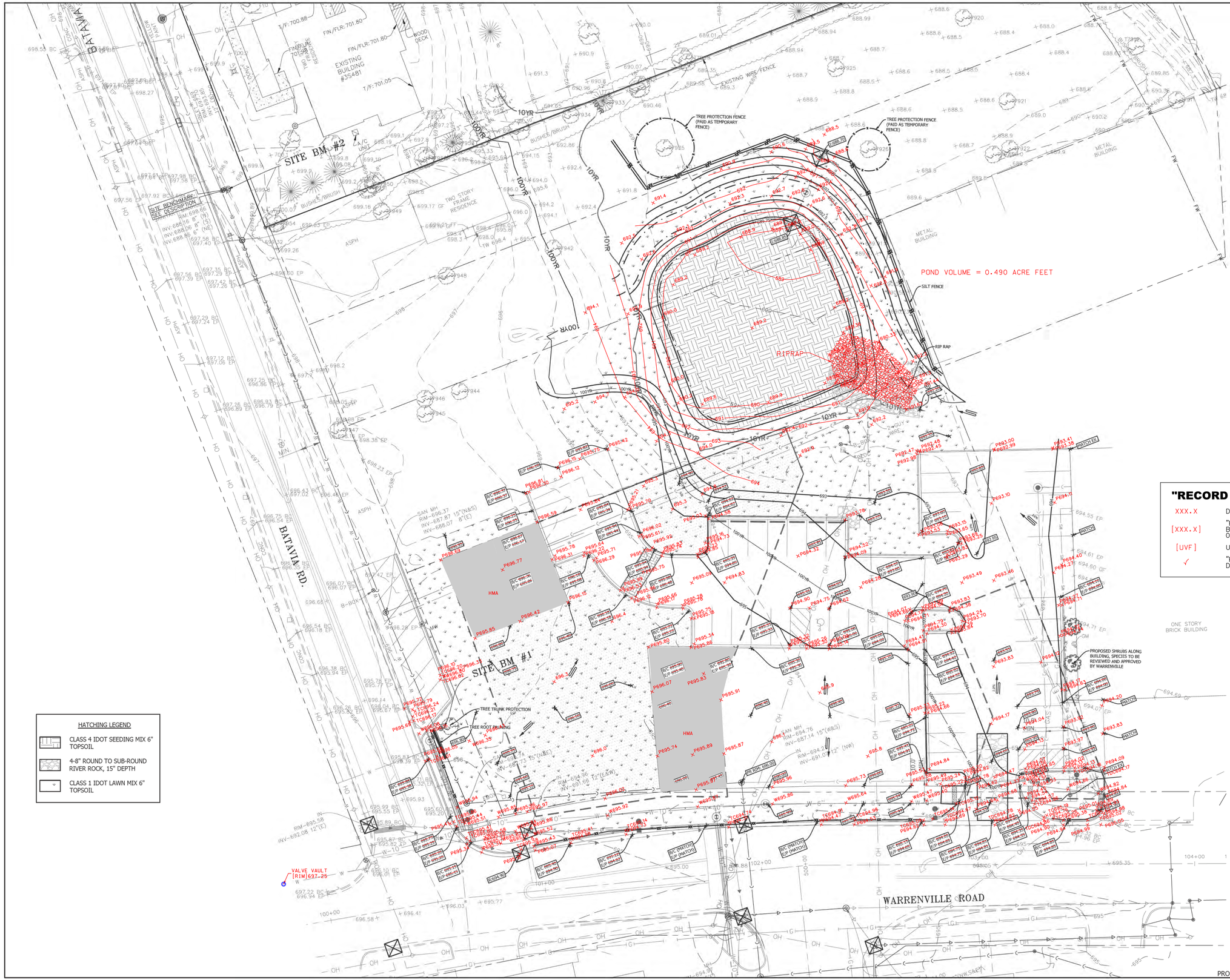
DATE	: 01-10-2024
PROJECT #	: W22280.B0
DESIGNED BY	: SG / RB
DRAWN BY	: SG/ RB
CHECKED BY	: TF

COVER

C-1.0
SHEET

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2\CADD\SHEET Files\SHEET C-1.0 - Cover.dwg

RECORD DRAWINGS 07-29-24



GRADING PLAN NOTES:

1. PRIOR TO REMOVAL OF TOPSOIL ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITIES..
3. NO MUD SHALL BE TRACKED INTO THE PUBLIC RIGHT OF WAY.
4. SILT FENCE SHALL BE PAID AS PERIMETER EROSION BARRIER.
5. ANY DISTURBED AREAS SHALL BE TEMPORARY SEEDED IF CONSTRUCTION ACTIVITIES CEASE FOR GREATER THAN 14 DAYS.
6. FINAL SEEDING SHALL BE INSTALLED PER MULCH METHOD 2, AND INCLUDE NITROGEN, PHOSPHORUS, POTASSIUM FERTILIZER IF REQUIRED.
7. ALL RIGHT OF WAY AREAS TO BE SEEDED WITH IDOT CLASS 2 SEEDING & 6" OF TOPSOIL.

"RECORD DRAWING" LEGEND

XXX.X	DESIGN DATA
[XXX.X]	"RECORD DRAWING" DATA BASED ON FIELD WORK COMPLETED 07-25-24
[UVF]	UNABLE TO VERIFY IN FIELD
✓	"RECORD DRAWING" DATA MATCHES DESIGN

HATCHING LEGEND

- CLASS 4 IDOT SEEDING MIX 6" TOPSOIL
- 4-8" ROUND TO SUB-ROUND RIVER ROCK, 15" DEPTH
- CLASS 1 IDOT LAWN MIX 6" TOPSOIL

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

ENGINEERING RESOURCE ASSOCIATES
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WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-2150
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WARRENVILLE

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35258 MANNING AVENUE, IL, 60555
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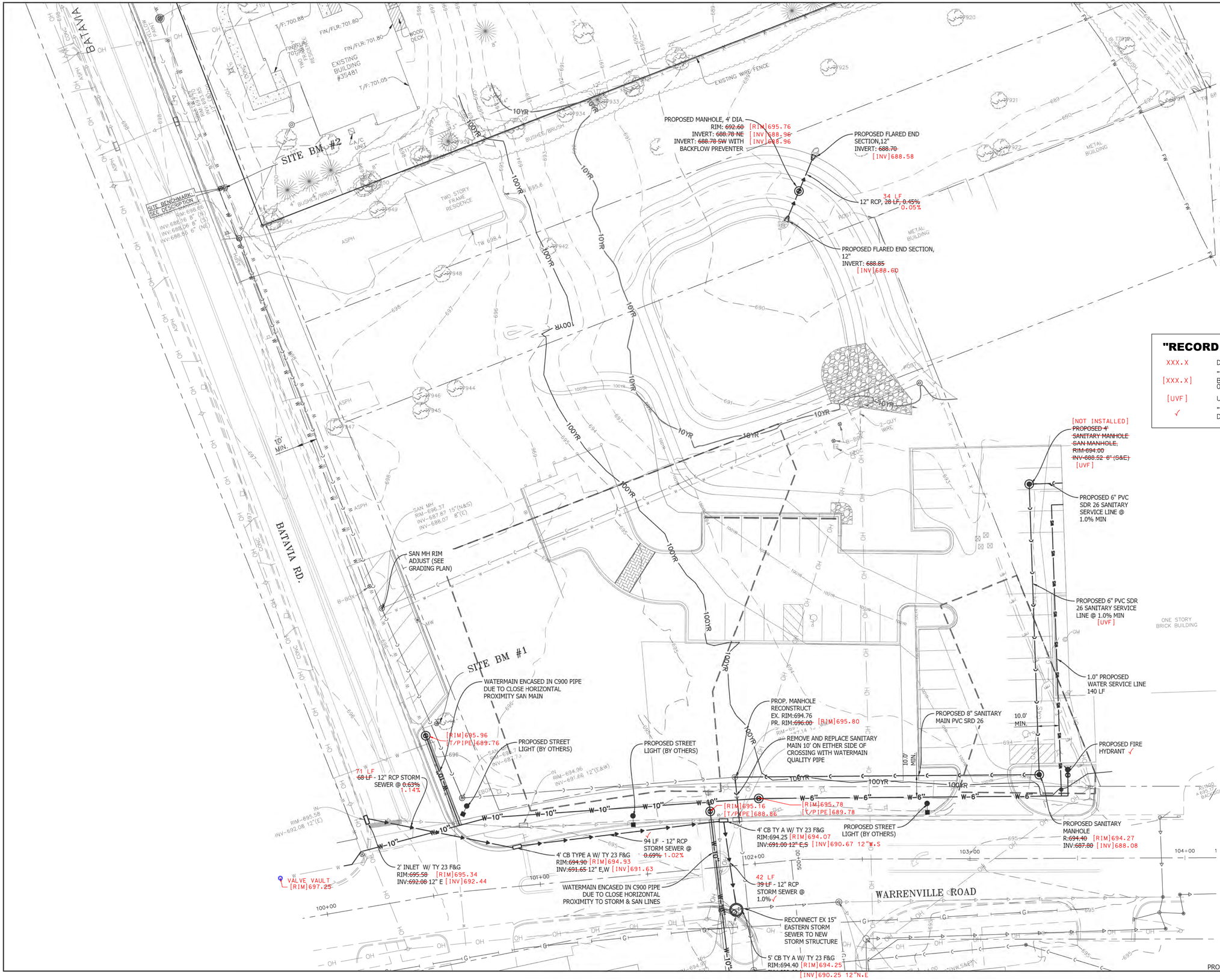
DRAWN BY	: SG/ RB
CHECKED BY	: TF

GRADING & EROSION CONTROL PLAN

C-5.0
SHEET

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2\CADD\SHEET Files\SHEET C-5.0 - Grading & Erosion Control.dwg

RECORD DRAWINGS 07-29-24



20 0 20
Scale: 1" = 20'

UTILITY NOTES:

1. ALL PIPE LENGTHS AND STRUCTURE DIMENSIONS ARE FOR PLAN PURPOSES ONLY AND SHALL BE FIELD VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY ALL CONNECTION INVERTS TO EXISTING MAINS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY OF WARRENVILLE IMMEDIATELY.
3. SEE DETAIL SHEETS FOR MATERIAL TYPE, DETAILS, AND INSTALLATION PROCEDURES.

"RECORD DRAWING" LEGEND

XXX.X	DESIGN DATA
[XXX.X]	"RECORD DRAWING" DATA BASED ON FIELD WORK COMPLETED 07-25-24
[UVF]	UNABLE TO VERIFY IN FIELD
✓	"RECORD DRAWING" DATA MATCHES DESIGN

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

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DATE	: 01-10-2024
PROJECT #	: W22280.80
DESIGNED BY	: SG / RB
DRAWN BY	: SG/ RB
CHECKED BY	: TF

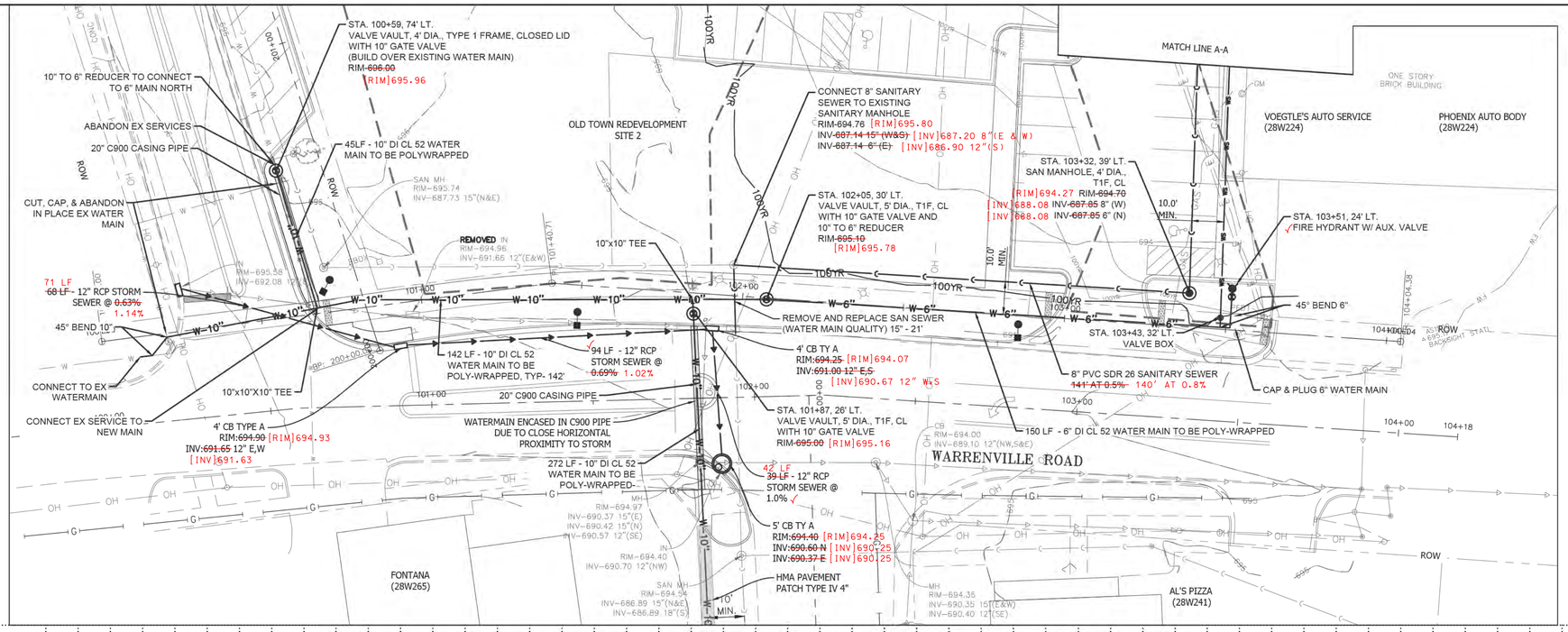
DESCRIPTION:

UTILITY PLAN

C-6.0
SHEET

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2\CADD\SHEET Files\SHEET C-6.0 - Utility.dwg

RECORD DRAWINGS 07-29-24



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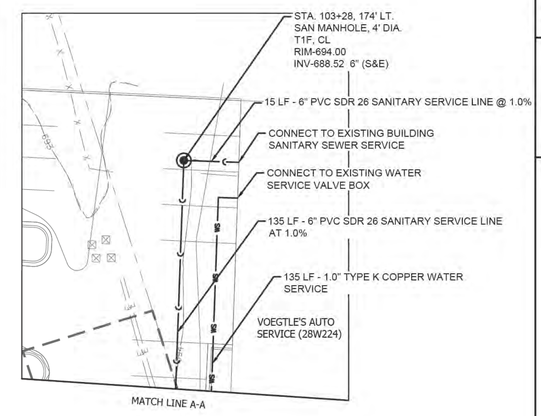
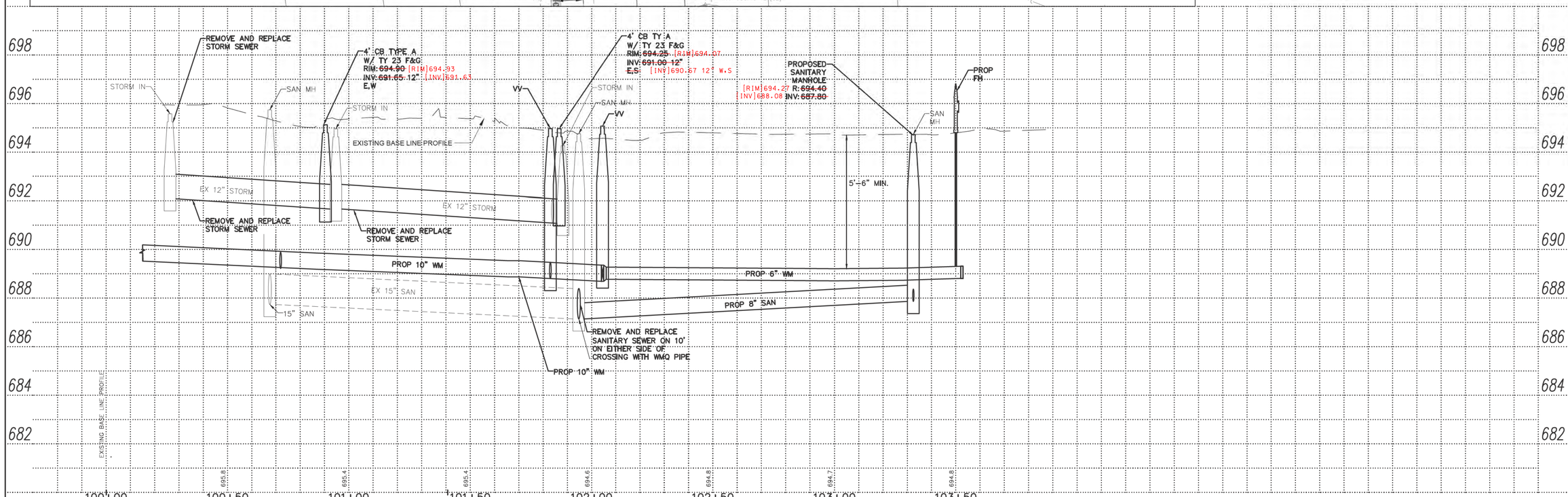
[XXX.X]	"RECORD DRAWING" DATA BASED ON FIELD WORK COMPLETED 07-25-24
[UVF]	UNABLE TO VERIFY IN FIELD
✓	"RECORD DRAWING" DATA MATCHES DESIGN





PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

WARRENVILLE

CITY OF WARRENVILLE
35258 MANNING AVENUE, IL, 60555
(630) 393-9050

OLD TOWN REDEVELOPMENT SITE #2
NE CORNER BATAVIA & WARRENVILLE ROAD
WARRENVILLE, IL, 60555
PROJECT# W21334.00

DESCRIPTION:

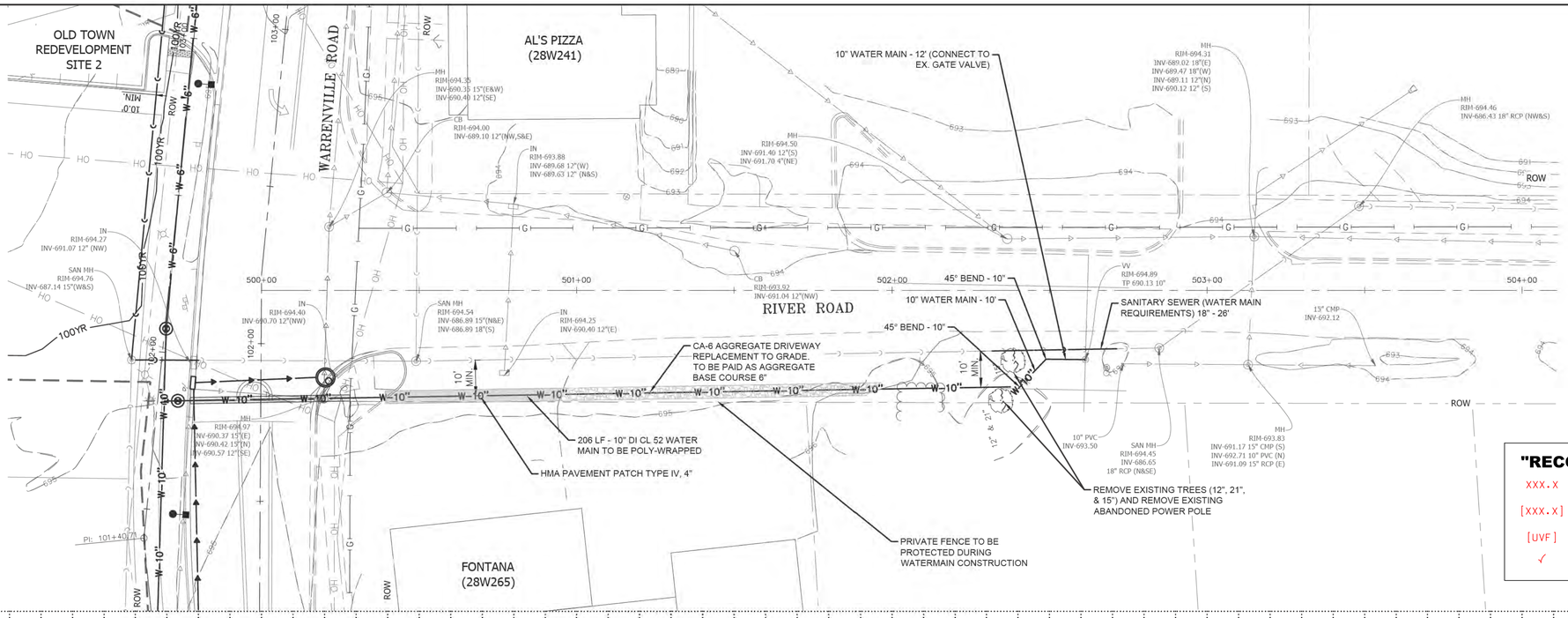
DATE	01-10-2024
PROJECT #	W22280.80
DESIGNED BY	SG / RB
DRAWN BY	SG/ RB
CHECKED BY	TF

WARRENVILLE ROAD PLAN AND PROFILE
STA. 100+00 - STA. 103+50

C-7.0
SHEET

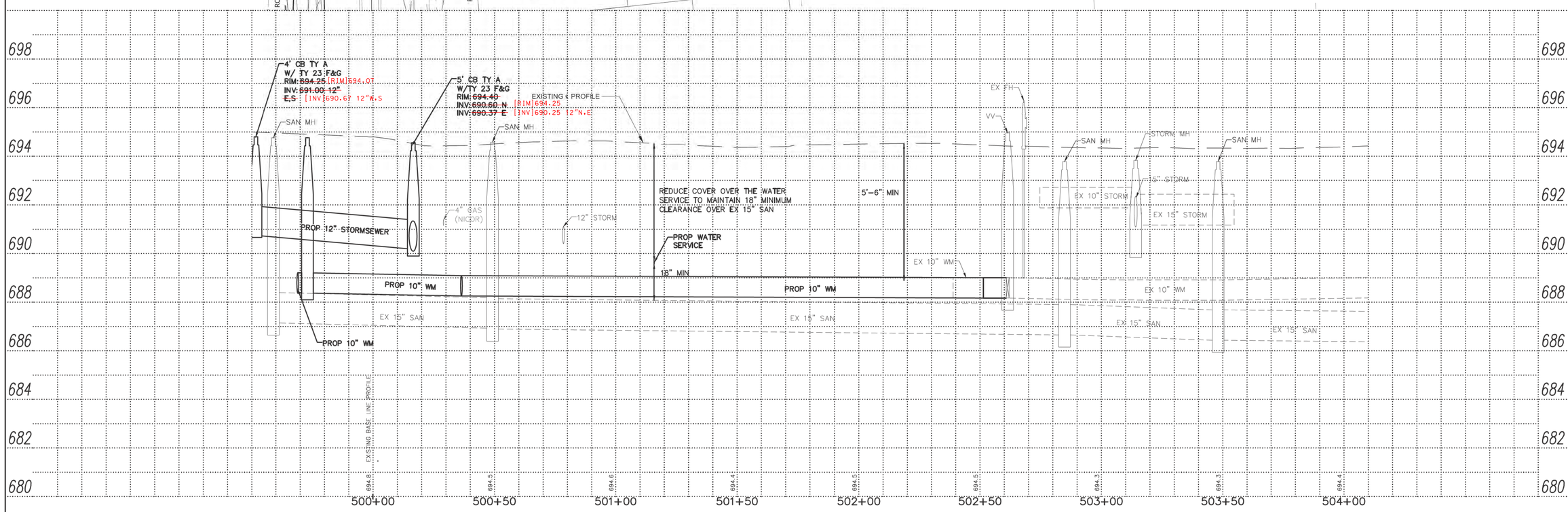
H:\Warrenville\W22280.00 Old Town Redevelopment Site 2\CADD\SHEET Files\SHEET C-7.0 - Road & Utility P&P.dwg

RECORD DRAWINGS 07-29-24



"RECORD DRAWING" LEGEND

XXX.X	DESIGN DATA
[XXX.X]	"RECORD DRAWING" DATA BASED ON FIELD WORK COMPLETED 07-25-24
[UVF]	UNABLE TO VERIFY IN FIELD
✓	"RECORD DRAWING" DATA MATCHES DESIGN



ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-2150
FAX (630) 393-2152
www.eraconsultants.com

WARRENVILLE

CITY OF WARRENVILLE
35258 MANNING AVENUE, IL, 60555
(630) 393-9050

OLD TOWN REDEVELOPMENT SITE #2
NE CORNER BATAVIA & WARRENVILLE ROAD
WARRENVILLE, IL, 60555
PROJECT# W21334.00

DATE	: 01-10-2024
PROJECT #	: W22280.B0
DESIGNED BY	: SG / RB
DRAWN BY	: SG/ RB
CHECKED BY	: TF

DESCRIPTION:

RIVER ROAD PLAN AND PROFILE STA:499+50 - STA:503+00

C-7.1
SHEET

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2\CADD\SHEET Files\SHEET C-7.0 - Road & Utility P&P.dwg

RECORD DRAWINGS 07-29-24

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

APPENDIX C

ORDINANCE O2024-60

VARIATIONS, CCRE, AND FINAL PLAT OF SUBDIVISION

ORDINANCE NO. O2024-60

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION, A COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS AGREEMENT, VARIATIONS FROM THE WARRENVILLE ZONING ORDINANCE, AND MEMORIALIZING A LANDSCAPING VARIATION FOR 3S523 BATAVIA ROAD, 28W244 WARRENVILLE ROAD, AND 28W224 WARRENVILLE ROAD

WHEREAS, the City of Warrenville (***"City"***) is the owner of the certain parcels of real property commonly known as 3S523 Batavia Road, Warrenville, Illinois (***"Unimproved City Parcel"***) and 28W244 Warrenville Road, Warrenville Illinois (***"OTRS #2 Parcel"***), and legally described in ***Exhibit A*** (collectively, Unimproved City Parcel and the OTRS #2 Parcel are, collectively the ***"City Property"***); and

WHEREAS, JC Holdings LLC (***"JC Holdings"***) is the owner of the property consisting of three lots of record commonly known as 28W224 Warrenville Road, Warrenville, Illinois, and legally described in Exhibit A (***"JC Holdings Property"***) (collectively, the City Property and the JC Holdings Property are the ***"Subject Property"***); and

WHEREAS, City of Warrenville Zoning Ordinance, as amended, is codified as Title 10 of the Warrenville City Code, as amended (***"Zoning Ordinance"***); and

WHEREAS, the City of Warrenville Subdivision Control Ordinance, as amended, is codified as Title 11 of the Warrenville City Code, as amended (***"Subdivision Control Ordinance"***); and

WHEREAS, on August 5, 2024, the City Council approved Ordinance No. 2024-33, which amended the Zoning Ordinance to establish the Warrenville by Design Mixed-Use and Middle Housing Overlay District (***"Overlay District"***) and related regulations (***"Overlay District Regulations"***); and

WHEREAS, the Subject Property is located in the B-4 Motorist Service District (***"B-4 District"***) and the Warrenville by Design Mixed-Use and Middle Housing Overlay District (***"Overlay District"***); and

WHEREAS, pursuant to Subsection 2.j(7)(d) of the Overlay District Regulations, in the Overlay District, driveways may not exceed 22 feet in width; and

WHEREAS, pursuant to Subsection 2.j(3)(a) of the Overlay District Regulations, in the Overlay District, limited side yard parking areas located in a required side yard must be configured so that the centerline of the drive aisle is perpendicular the public right of way; and

WHEREAS, pursuant to Subsection 4.15.2.j(5) of the Overlay District Regulations, in the Overlay District, limited side yard parking areas must be setback from the interior lot line by at least five feet; and

WHEREAS, pursuant to Section 11.G.2.a of the Zoning Ordinance, 10 percent of a parking lot must consist of interior parking lot landscaping; and

WHEREAS, the Unimproved City Parcel is currently unimproved; and

WHEREAS, the OTRS #2 Parcel is currently improved with an off-street parking area and a portion of the shared 26-foot-wide driveway between the OTRS #2 Parcel and the JC Holdings Property (***"Shared Driveway"***); and

WHEREAS, the JC Holdings Property is currently improved with off-street parking areas, sheds, outdoor storage areas, a one-story commercial building, and the Shared Driveway; and

WHEREAS, the City and JC Holdings have entered into a real estate exchange agreement pursuant to which the City and JC Holdings will exchange certain portions of the OTRS #2 Parcel and the JC Holdings Property (collectively, the ***"Subdivision Property"***) in order to straighten the lot line between the parcels and provide for improved vehicular access to the JC Holdings Property (***"Exchange Agreement"***); and

WHEREAS, pursuant to the Exchange Agreement, the City and JC Holdings have agreed to resubdivide the Subdivision Property from four total lots of record into two total lots of record and reflect the new parcel lines after the City and JC Holdings close on the Exchange Agreement (***"Proposed Subdivision"***); and

WHEREAS, the City (i) has reconstructed the Shared Driveway; and (ii) desires to construct additional off-street parking areas connected by a drive aisle located within the interior side yard and across the interior lot line between the OTRS #2 Parcel and the Unimproved City Parcel and parallel to Warrenville Road (***"Proposed Parking Lot"***) in order to prepare the City Property for possible future development (collectively, the ***"Proposed Development"***); and

WHEREAS, pursuant to the Subdivision Control Ordinance, the City filed an application for approval of: (i) a final plat of subdivision for the Proposed Subdivision (***"Final Plat of Subdivision"***); and

WHEREAS, in order to construct the Proposed Development on the Subject Property, pursuant to the applicable sections of the Zoning Ordinance, the City, with the consent of JC Holdings, also filed an application for approval of variations from (i) Section 4.15.2.j(7)(d) of the Overlay Regulations to increase the maximum width of a driveway in the Overlay District from 22 feet to 26 feet for the Shared Driveway; (ii) Section 4.15.2.j(3)(a) of the Overlay Regulations to allow a limited side yard parking lot to be configured so that the centerline of the access aisle is configured parallel to the public right-of-way for the Proposed Parking Lot; and (iii) Section 4.15.2.j(5) of the Overlay Regulations to allow the Proposed Parking Lot to be located across the interior lot line (collectively, the ***"Zoning Variations"***) (collectively, the Final Plat of Subdivision and the Zoning Variations are the ***"Requested Approvals"***); and

WHEREAS, the City further applied for a variation from Section 11.G.2.a of the Zoning Ordinance to reduce the required interior parking lot landscaping from 10 percent to 6.14 percent for the Proposed Parking Lot (***"Landscape Variation"***); and

WHEREAS, the Final Plat of Subdivision includes the dedication of an access easement over the Shared Driveway, additional terms for which are set forth in a declaration of covenants, conditions, easements, and restrictions (***"CCRE"***) to be recorded against the Subdivision Property; and

WHEREAS, public hearings by the Plan Commission and Zoning Board of Appeals (***"PCZBA"***) to consider the Requested Approvals and the Landscape Variation were duly

published in the *Daily Herald* on November 6, 2024 and were convened on November 21, 2024, during which hearing evidence and testimony was received; and

WHEREAS, on November 21, 2024, the Zoning Board of Appeals adopted Findings of Fact, Project Number VAR-2024-0010, approving the Landscape Variation and recommending that the Mayor and the City Council approve the Zoning Variations; and

WHEREAS, on November 21, 2024, the Plan Commission adopted Findings of Fact, Project Number VAR-2024-0010, recommending that the Mayor and the City Council approve the Final Plat of Subdivision; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance, that (i) the Final Plat of Subdivision complies with the required standards for subdivisions as set forth in Article 6 of the Subdivision Control Ordinance; and (ii) the Zoning Variations comply with the standards for Variations as set forth in Section 7.A and Table 7A of the Zoning Ordinance; and

WHEREAS, consistent with the Zoning Board of Appeals and Plan Commission and recommendations, and pursuant to the City's powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Requested Approvals, authorize the execution of the CCRE, and memorialize the approval of the Landscape Variation, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION 2: Approval, Execution, and Recordation of the Final Plat of Subdivision and the CCRE.

A. Approval of the Final Plat of Subdivision. In accordance with Section 6 of the Subdivision Control Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, the Final Plat of Subdivision, titled "The Final Plat of Subdivision Old Town Redevelopment Site 2", consisting of two sheets, prepared by Engineering Resource Associates, Inc., with a latest revision date of October 14, 2024, attached to and, by this reference, made a part of this Ordinance as ***Exhibit B***, is approved.

B. Approval of the CCRE. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, the CCRE, in substantially the form attached to this Ordinance as ***Exhibit C***, and in a final form to be approved by the Mayor is approved.

C. Execution of the Final Plat of Subdivision. The City Council hereby authorizes and directs the Mayor, the City Clerk, the Chairman and Secretary of the Plan Commission, the City Collector and the City Engineer to execute, on behalf of the City, the Final Plat of Subdivision following its execution, and delivery to the City Clerk by JC Holdings and all other required parties.

D. Execution of the CCRE. The City Council hereby authorizes and directs the Mayor, the City Clerk to execute, on behalf of the City, the CCRE following its execution, and delivery to the City Clerk by JC Holdings and all other required parties.

E. Recordation of Final Plat of Subdivision and CCRE. The City Council hereby directs the City Clerk, or her designee, to record the executed Final Plat of Subdivision and CCRE with the DuPage County Recorder's Office upon:

(i) satisfactory completion of all administrative details relating to the Final Plat of Subdivision and the CCRE; and

(ii) the City and JC Holdings closing on the Exchange Agreement.

SECTION 3: Memorialization of Approval of Landscape Variation. The City Council hereby memorializes the approval by the Zoning Board of Appeals of the Landscaping Variation.

SECTION 4: Approval of Zoning Variations. In accordance with Section 7.A of the Zoning Ordinance and, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, the Zoning Variations are approved.

SECTION 5: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code, the Zoning Ordinance, or the Subdivision Control Ordinance, or any other rights the City or JC Holdings may have, the approvals granted in Sections 2 through 4 of this Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the "***Conditions***").

A. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Subject Property shall comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

2. Compliance with Plans. The redevelopment, use, operation, and maintenance of the Proposed Development and the Subject Property shall comply with the Site Plan attached to and made a part of this Ordinance as **Exhibit D**.

SECTION 6: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance and the Subdivision Control Ordinance, as applicable to the affected items of relief.

SECTION 7: Effective Date. This Ordinance will be effective only upon the occurrence of all of the following events:

A. Passage by the City Council by a majority vote in the manner required by law;

B. Publication in pamphlet form in the manner required by law; and

C. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of DuPage County.

PASSED THIS 16th day of December, 2024.

AYES: Alds: Wilkie, Augustynowicz, Kruckenberg, Lockett, Weidner, and Davolos
NAYS: None
ABSENT: Alds: Barry and Aschauer
ABSTAIN: None

APPROVED THIS 16th day of December, 2024.

MAYOR

ATTEST:

CITY CLERK
#61753010_v1

EXHIBITS

1. **Exhibit A – Legal Description of Subject Property**
2. **Exhibit B – Final Plat of Subdivision**
3. **Exhibit C – CCRE**
4. **Exhibit D – Site Plan**

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

UNIMPROVED CITY PARCEL
Lot 9 in Block 5 in the Plat of the Town of Warrenville, being a subdivision of part of the southeast quarter of Section 35, Township 39 North, Range 9, east of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1844 as Document 1193 (excepting therefrom that part of said Lot 9 lying east of the west line if extended north, of Lot 1 in Riverside Homesites recorded as document 179880), in DuPage County, Illinois.

PIN: 04-35-403-0011

Commonly known as 3S523 Batavia Road, Warrenville, Illinois

OTRS #2 PARCEL
Lot 1 in Final Plat of Subdivision Old Town Redevelopment Site 2 being a resubdivision of the southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois recorded on April 1, 2025 as Document Number R2025-018168 .

PIN: 04-35-403-021

Commonly known as 28W244 Warrenville Road, Warrenville Illinois

JC HOLDINGS PROPERTY
Lot 1 in Final Plat of Subdivision Old Town Redevelopment Site 2 being a resubdivision of the southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois recorded on April 1, 2025 as Document Number R2025-018168 .

PIN(s): _____ (formerly 04-35-403-018, 04-35-403-012, 04-35-403-013)

Commonly known as 28W224 Warrenville Road, Warrenville, Illinois

EXHIBIT B

FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION

OLD TOWN REDEVELOPMENT SITE 2

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: WARRENVILLE CITY CLERK
ADDRESS: 3S258 MANNING AVENUE
WARRENVILLE, IL 60555

020241-60
M.G.R. TITLE SERVICES
8951 W. 191ST
MOKENA, IL 60448

P.I.N.: 04-35-403-012
(PARCEL THREE)
COMMON ADDRESS:
28W224 WARRENVILLE ROAD
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-013
(PARCEL TWO)
COMMON ADDRESS:
28W224 WARRENVILLE ROAD
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-018
(PARCEL ONE)
COMMON ADDRESS:
28W224 WARRENVILLE ROAD
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-021
COMMON ADDRESS:
28W244 WARRENVILLE ROAD
WARRENVILLE, IL 60555

LEGEND
- = PROPERTY LINE
- = LOT LINE
- = EASEMENT LINE

ABBREVIATIONS

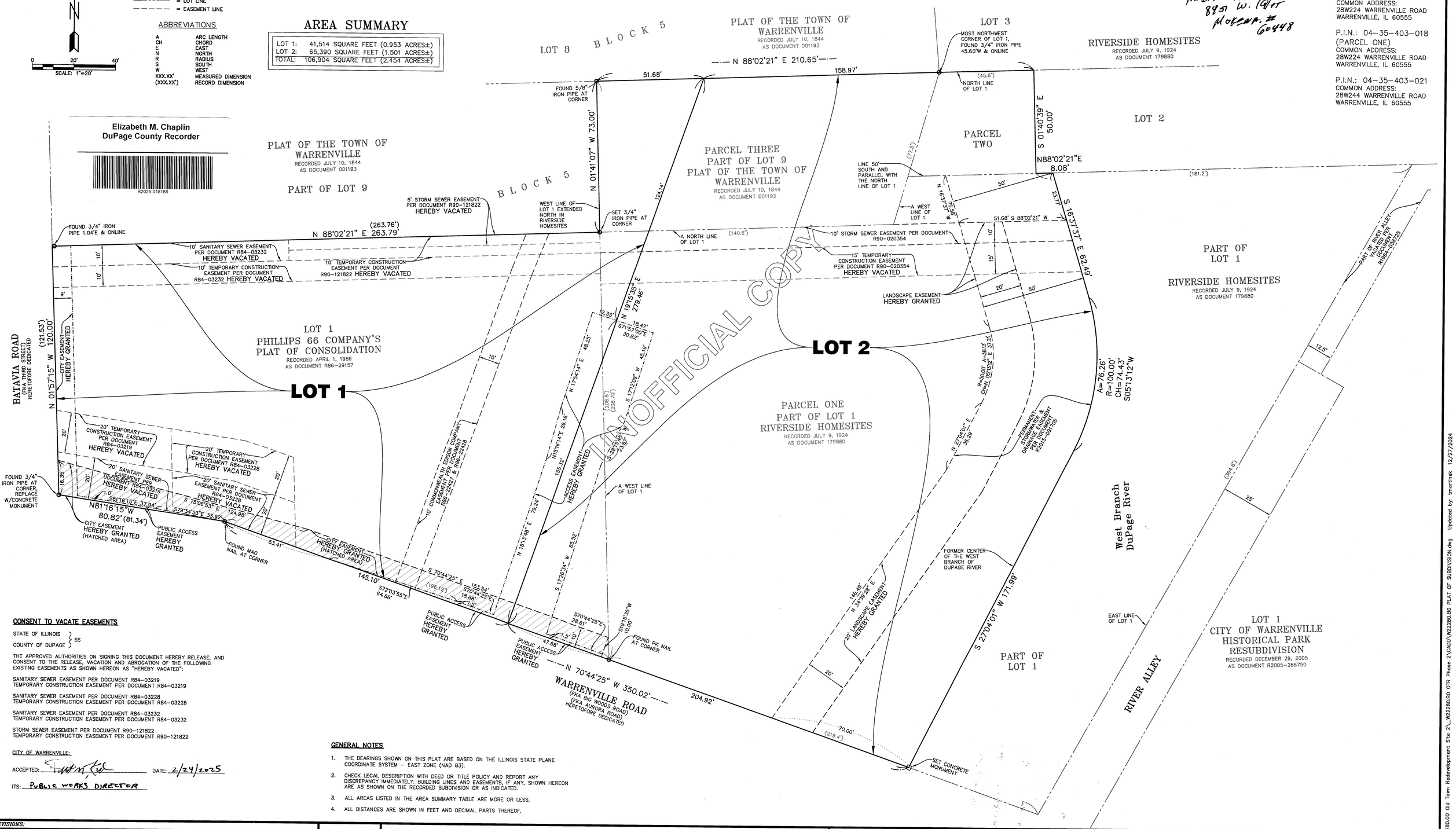
A	ARC LENGTH
CH	CHORD
E	EAST
N	NORTH
R	RADIUS
S	SOUTH
W	WEST
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

SCALE: 1"=20'

AREA SUMMARY

LOT 1:	41,514 SQUARE FEET (0.953 ACRES±)
LOT 2:	65,390 SQUARE FEET (1.501 ACRES±)
TOTAL:	106,904 SQUARE FEET (2.454 ACRES±)

Elizabeth M. Chaplin
DuPage County Recorder
R2025-018168



CONSENT TO VACATE EASEMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE APPROVED AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE, AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE FOLLOWING EXISTING EASEMENTS AS SHOWN HEREON AS "HEREBY VACATED":

SANITARY SEWER EASEMENT PER DOCUMENT R84-03219
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R84-03219

SANITARY SEWER EASEMENT PER DOCUMENT R84-03228
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R84-03228

SANITARY SEWER EASEMENT PER DOCUMENT R84-03232
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R84-03232

STORM SEWER EASEMENT PER DOCUMENT R90-121822
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R90-121822

CITY OF WARRENVILLE:

ACCEPTED: _____ DATE: 2/24/2025

ITS: PUBLIC WORKS DIRECTOR

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM – EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09-17-24	SDS	CITY COMMENTS			
10-02-24	SDS	CITY COMMENTS			
10-14-24	SDS	CITY COMMENTS			

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR: CITY OF WARRENVILLE

TITLE: FINAL PLAT OF SUBDIVISION
28W224 & 28W244 WARRENVILLE ROAD
WARRENVILLE, ILLINOIS

SCALE: 1"=20'
DATE: 04-01-2024
JOB NO: W22280.B0
SHEET 1 OF 2

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2_W22280.B0 OTR Phase 2\CADD\W22280.B0 PLAT OF SUBDIVISION.dwg Updated by: tmartinek 12/27/2024

FINAL PLAT OF SUBDIVISION

OLD TOWN REDEVELOPMENT SITE 2

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: WARRENVILLE CITY CLERK
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WARRENVILLE, IL 60555

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COMMON ADDRESS:
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WARRENVILLE, IL 60555

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COMMON ADDRESS:
28W244 WARRENVILLE ROAD
WARRENVILLE, IL 60555

Elizabeth M. Chaplin
DuPage County Recorder

R2025-018168

PIN 04-35-403-012, 04-35-403-013, & 04-35-403-018

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE RECORD OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

TO THE BEST OF THE OWNER'S REPRESENTATIVE'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

ELEMENTARY/MIDDLE SCHOOL: COMMUNITY UNIT SCHOOL DISTRICT 200
HIGH SCHOOL: COMMUNITY UNIT SCHOOL DISTRICT 200

DATED THIS 21st DAY OF January, A.D., 2025

SIGNATURE

Charles L. Voegtle, Owner
PRINTED NAME AND TITLE

JC HOLDINGS COMPANY, LLC

ADDRESS:
3S670 VIRGINIA AVENUE
WARRENVILLE, IL 60555

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DuPage } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY OF THE OWNER'S CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUALS APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUALS DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE AND/OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21st DAY OF January, A.D. 2025, AT City of Warrenville

NOTARY PUBLIC

Christopher N. Santos
PLEASE PRINT NAME

OFFICIAL SEAL
CHRISTOPHER N SANTOS
Notary Public - State of Illinois
Commission No. 733919
My Commission Expires December 4, 2027

PIN 04-35-403-021

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE RECORD OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

TO THE BEST OF THE OWNER'S REPRESENTATIVE'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

ELEMENTARY/MIDDLE SCHOOL: COMMUNITY UNIT SCHOOL DISTRICT 200
HIGH SCHOOL: COMMUNITY UNIT SCHOOL DISTRICT 200

DATED THIS 27 DAY OF January, A.D., 2025

SIGNATURE

David L Brummel, Mayor
PRINTED NAME AND TITLE

CITY OF WARRENVILLE

ADDRESS:
3S258 MANNING AVENUE
WARRENVILLE, IL 60555

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DuPage } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY OF THE OWNER'S CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUALS APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUALS DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE AND/OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 27 DAY OF January, A.D. 2025 AT City of Warrenville

NOTARY PUBLIC

Dawn R Grivetti
PLEASE PRINT NAME

DAWN R. GRIVETTI
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Apr 21, 2026

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 2 DAY OF JANUARY, 2025

ENGINEER

062-070816
STATE REGISTRATION NUMBER

OWNER – JC HOLDINGS COMPANY, LLC

OWNER – CITY OF WARRENVILLE

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS

THIS 20 DAY OF February, 2025

CHAIRMAN

SECRETARY

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, Kristine Hocking, CITY ENGINEER OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF THE SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS

THIS 7 DAY OF January, 2025

CITY ENGINEER

062-060430
REGISTRATION NUMBER

CITY EASEMENT PROVISIONS

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY EXCLUSIVELY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTED") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "CITY EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE PUBLIC WALKWAYS, THE STORM SEWER, SANITARY SEWER, WATER MAIN AND APPURTENANCES ("UTILITIES") TO EACH AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE CITY EASEMENT AREA, PERPENDICULAR, BUT NOT PARALLEL TO THE CITY'S UNDERGROUND UTILITY LINES.

ACCESS IS RESERVED FOR AND GRANTED TO THE GENERAL PUBLIC OVER THE PAVED SIDEWALK/PATH AREAS WITHIN THE "CITY EASEMENT" ALONG WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PAVED SIDEWALK/PATH.

NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES, FENCES OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE PUBLIC WALKWAYS, THE UTILITIES SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS AND SIDEWALKS. TREES WITHIN THE EASEMENT SHALL BE PLANTED A MINIMUM OF FIVE FEET (5') FROM THE CENTERLINE OF THE TREE TO THE CENTERLINE OF THE CITY UTILITY PIPE. THE CITY OF WARRENVILLE RESTORATION OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL PAVEMENT, SIDEWALK, CURB, AND ANY OTHER HARD SURFACE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OBLIGATIONS WITH RESPECT TO TREES AND SHRUBS AND OTHER LANDSCAPING REFLECTING ON THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE CITY OF WARRENVILLE FOR SUCH LOCATIONS.

ACCESS EASEMENT PROVISIONS

A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1 AND 2 AND SUCH OWNER'S TENANTS, SUBTENANTS, SUCCESSOR AND ASSIGNS, AND THE CUSTOMERS, PUBLIC, AND INVITEES OF EACH, OVER THE AREAS MARKED "ACCESS EASEMENT" FOR THE PURPOSE OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS OVER AND UPON THE ACCESS WAYS, DRIVEWAYS, ENTRANCES AND EXITS ON SAID LOTS 1 AND 2. FOR FURTHER INFORMATION RELATED TO MAINTENANCE OF THIS EASEMENT SEE DOCUMENT 02024-60.

LANDSCAPE EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTED") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "LANDSCAPE EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, REPLACING, ALTERING, REMOVING, AND MAINTAINING THE TREES AND SHRUBS ("LANDSCAPING"), TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK AND SUCH LANDSCAPING AS OUTLINED IN THE APPROVED PLAN.

NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES, FENCES OR ANY OTHER STRUCTURE THAT WOULD IMPEDE FUNCTION OF THE LANDSCAPING SHALL BE PLACED ON THE EASEMENT. THE CITY OF WARRENVILLE RESTORATION AND MAINTENANCE OBLIGATIONS SHALL BE LIMITED TO TREES, SHRUBS, AND NATIVE SEED. THE OWNER SHALL BE RESPONSIBLE FOR GENERAL MAINTENANCE OF THE AREA INCLUDING REMOVAL OF NOXIOUS WEEDS, SNOW REMOVAL. OWNER SHALL NOT PILE AGGREGATE OR ANY OTHER MATERIALS OR EQUIPMENT IN EASEMENT AREA.

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, KEVIN DAHLSTRAND, COLLECTOR FOR THE CITY OF WARRENVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS,

THIS 21ST DAY OF JANUARY, A.D., 2025.

CITY COLLECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS

THIS 27 DAY OF January, A.D., 2025.

MAYOR

ATTEST:
CITY CLERK

CITY OF WARRENVILLE SEAL ILLINOIS

CITY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, Julie Clark, CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS,

THIS 27 DAY OF January, A.D., 2025

~~COUNTY~~ CLERK
City

CITY OF WARRENVILLE SEAL ILLINOIS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, Jean Kaczmarek, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS

THIS 1st DAY OF April, 2025

COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

THE COUNTY OF DUPAGE ILLINOIS

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT R2025-018168, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 1st DAY OF April, A.D., 2025 AT 3:36 O'CLOCK p M.

AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS, DUPAGE COUNTY, ILLINOIS

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE CITY OF WARRENVILLE CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 27 DAY OF DECEMBER, 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

TIMOTHY B. MARTINEK 3782 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY B. MARTINEK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL ONE:
THAT PART OF LOT 1 OF RIVERSIDE HOMESITES, LYING WEST OF THE CENTER OF THE WEST BRANCH OF DUPAGE RIVER, AND LYING SOUTH OF A LINE DRAWN, FROM A POINT ON THE WEST LINE OF SAID LOT 1, 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1, AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, BEING A SUBDIVISION OF PARTS OF BLOCKS 4 AND 5 OF THE TOWN OF WARRENVILLE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RIVERSIDE HOMESITES, RECORDED ON JULY 9, 1924, AS DOCUMENT 179880, IN DUPAGE COUNTY ILLINOIS.

PARCEL TWO:
THAT PART OF LOT 1 OF RIVERSIDE HOMESITES, LYING WEST OF THE CENTER OF THE WEST BRANCH OF DUPAGE RIVER, AND LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 1, 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1, AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, BEING A SUBDIVISION OF PARTS OF BLOCKS 4 AND 5 OF THE TOWN OF WARRENVILLE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RIVERSIDE HOMESITES RECORDED ON JULY 9, 1924, AS DOCUMENT 179880, IN DUPAGE COUNTY ILLINOIS.

PARCEL THREE:
THAT PART OF LOT 9 IN BLOCK 5 IN THE TOWN OF WARRENVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 10, 1844, AS DOCUMENT 1193, LYING EASTERLY OF THE WEST LINE, IF EXTENDED NORTH OF LOT 1 IN RIVERSIDE HOMESITES, A SUBDIVISION OF PART OF BLOCKS 4 AND 5 IN THE TOWNSHIP OF WINFIELD, DUPAGE COUNTY ILLINOIS.

TOGETHER WITH

LOT 1 IN PHILLIPS 66 COMPANY'S PLAT OF CONSOLIDATION OF LOTS 10, 11 AND 12 IN BLOCK 5 IN THE TOWN OF WARRENVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PHILLIP'S 66 COMPANY'S PLAT OF CONSOLIDATION RECORDED APRIL 1, 1986 AS DOCUMENT R86-29157, IN DUPAGE COUNTY ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT, THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 17043C0133J, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" – UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN), WITH A PORTION FALLING WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL ANNUAL CHANCE FLOOD – ZONE AE (NO BASE FLOOD ELEVATIONS DETERMINED), AND WITH A PORTION FALLING WITHIN OTHER FLOOD AREAS – ZONE X TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF DECEMBER 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2025

DATE OF FIELD SURVEY: MARCH 12, 2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

TIMOTHY B. MARTINEK 3782 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09-17-24	SDS	CITY COMMENTS			
10-02-24	SDS	CITY COMMENTS			
10-14-24	SDS	CITY COMMENTS			

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
CITY OF WARRENVILLE

TITLE:
FINAL PLAT OF SUBDIVISION
28W224 & 28W244 WARRENVILLE ROAD
WARRENVILLE, ILLINOIS

SCALE: N/A
DATE: 04-01-2024
JOB NO: W22280.B0
SHEET 2 OF 2

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2_W22280.B0 OTR Phase 2\CADD\W22280.B0 PLAT OF SUBDIVISION.dwg Updated by: tmartinek 12/27/2024

EXHIBIT C

CCRE

DocId:20279676
Tx:40630740

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
04/01/2025 03:43 PM
RHSP
DOC NO. R2025-018180
PAGES: 12

This Document Prepared by
and after Recording Return To:

Lisa Starcevich
Elrod Friedman LLP
325 North LaSalle Street, Suite 450
Chicago, IL 60654

DOCUMENT SUBMITTED WITH
LOW QUALITY / ILLEGIBLE PORTIONS

MCR

For Recorder's Purposes Only

COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AGREEMENT

This **COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AGREEMENT** ("***Agreement***") is made as of the 24 day of March, 2025 by and between the **CITY OF WARRENVILLE**, an Illinois home rule municipal corporation, as owner of Lot 1 ("***Lot 1 Owner***") and **JC HOLDINGS LLC,** an Illinois limited liability company, as owner of Lot 2 ("***Lot 2 Owner***"). Lot 1 Owner and Lot 2 Owner are herein from time to time referred to individually as an "***Owner***" or collectively as "***Owners***".

In consideration of the recitals and mutual covenants and agreements set forth herein, the parties to this Agreement agree as follows:

I. Background.

A. Lot 1 Owner is the holder of fee simple title to (i) the real estate commonly known as 28W244 Warrenville Road, Warrenville, Illinois, and legally described on **Exhibit A** attached to and made a part of this Agreement by this reference ("***Lot 1***") and commonly referred to as Lot 1 on the Final Plat of Subdivision Old Town Redevelopment Site 2 recorded as Document Number R2025018168 in the Office of the Recorder of Deeds for DuPage County, Illinois the "***Plat of Subdivision***"), and (ii) that certain property located adjacent to and immediately north of Lot 1, with permanent real estate index numbers 04-35-403-011, 04-35-403-010, and 04-35-403-009, and legally described on Exhibit A-1 attached hereto and made a part of this Agreement by this reference (collectively, the "***North Parcels***").

B. Lot 2 Owner is the holder of fee simple title to the real estate commonly known as 28W224 Warrenville Road, Warrenville, Illinois, and legally described on **Exhibit B** attached to and made a part of this Agreement by this reference ("***Lot 2***") and commonly referred to as Lot 2 on the Plat of Subdivision. Lot 1, North Parcels, and Lot 2 may hereinafter be individually referred to as "**Parcel**" or collectively as "**Parcels.**"

C. Lot 1 Owner and Lot 2 Owner desire to create a reciprocal access easement for vehicular and pedestrian ingress and egress over, across and upon that certain access drive, a

portion of which is located on Lot 1 and a portion of which is located on Lot 2, for the benefit of the Parcels.

D. Owners entered into a Real Estate Exchange Agreement dated February 20, 2024, requiring the Lot 2 Owner to complete specific improvements on Lot 2 within designated timeframes (the "***Lot 2 Improvements***").

E. Lot 1 Owner and Lot 2 Owner have determined that it is in their respective best interests to enter into this Agreement in order to formalize the agreement with respect to the use and maintenance of the Access Easement (as defined in Section II below) and completion of the Lot 2 Improvements.

II. **Grant of Easement.** (i) Lot 1 Owner, as fee simple title owner of Lot 1 and the North Parcels, hereby grants for the benefit of Lot 2, Lot 2 Owner, its successors and assigns, and the employees, tenants, subtenants, customers, visitors, invitees, guests and others desiring reasonable and customary access to Lot 2, a perpetual, non-exclusive easement over, on, across and through that portion of Lot 1 as depicted on and identified as "*Access Easement Hereby Granted*" on the Plat of Subdivision, and (ii) Lot 2 Owner, as fee simple title owner of Lot 2, hereby grants, for the benefit of Lot 1 and the North Parcels, Lot 1 Owner, its successors and assigns, and the employees, tenants, subtenants, customers, visitors, invitees, guests and others desiring reasonable and customary access to Lot 1 and the North Parcels, a perpetual, non-exclusive easement over, on, across and through that portion of Lot 2 as depicted on and identified as "*Access Easement Hereby Granted*" on the Plat of Subdivision (collectively, (i) and (ii) are the "***Access Easement***"). The Access Easement is granted by the Lot 1 Owner and Lot 2 Owner for the purpose of ingress, egress and access to and from the Parcels and Warrenville Road, a publicly dedicated right-of-way, with the intent that the existing driveway, as improved or extended from time to time and located in the Access Easement, serve as a common driveway serving the Parcels subject to the terms set forth in this Agreement.

III. **Maintenance Easement.** Lot 1 Owner and Lot 2 Owner hereby grant to the other party and their respective successors and assigns, as the fee simple owners of the Parcels, a perpetual, non-exclusive easement in, upon, under, and across the Access Easement for the purpose of maintaining the Access Easement. This easement shall include the right to enter upon such other portions of each Parcel as is reasonably necessary for the purpose of maintaining the Access Easement.

IV. **Maintenance Obligations.** The Access Easement will be kept and maintained by the Lot 1 Owner (i) in good condition and repair, including, without limitation, maintaining all paved surfaces and curbs in a smooth and evenly covered condition, timely repairing and refilling all potholes, repairing, replacing, sealing, resealing, surfacing and resurfacing the paved areas and curbs, (ii) clear and reasonably free of snow, ice, rubbish and obstructions of every nature, and (ii) in compliance with all applicable laws, rules, regulations and ordinances. If Lot 1 Owner fails to perform the maintenance obligations set forth in the preceding sentence, and if such failure continues for a period of 30 days after written notice from Lot 2 Owner, then Lot 2 Owner may cure the default and submit a statement to Lot 1 Owner for their share of the cost and expense of curing such default, and Lot 1 Owner shall pay Lot 2 Owner for its share of such cost and expense in the same manner and upon the same terms, including Default Interest, as provided in Section V of this Agreement. In the event the Lot 1 Owner no longer owns both Lot 1 and the North Parcels, the fee title owner of Lot 1 shall assume full responsibility for all maintenance obligations set forth in this Agreement, and the owner(s) of the North Parcels will be deemed an "Owner" under this Agreement.

V. Allocation and Payment of Maintenance Expense. The expenses of maintenance of the Access Easement will be shared equally by the Lot 1 Owner and the Lot 2 Owner, regardless of the relative use of the Access Easement by the Owners. Lot 1 Owner will from time to time submit to Lot 2 Owner an itemized statement of all expenses incurred by Lot 1 Owner in fulfilling the maintenance obligations set forth in Section IV of this Agreement. Lot 2 Owner shall pay to Lot 1 Owner its share of the statement as reflected thereon within 30 days of receipt of the statement. Any amount not paid when due shall bear interest at the lesser of the rate of 10% per annum or the maximum rate permissible from time to time under Illinois usury law from the due date until paid ("***Default Interest***").

VI. Limitation on Obligation. Notwithstanding anything to the contrary contained herein, in the event that the activity of an Owner (or such party's employee, tenant, subtenant, customer, visitor, invitee, guest or permitee) causes damage to or necessitates substantial repair, maintenance or landscaping work, then such Owner shall be responsible for the reasonable costs and expenses incurred in connection with such work.

VII. Right of Lien. The parties agree that the payment of the Owner's share of the expenses set forth in Sections V and VI of this Agreement will be in the form of an assessment against the Owner that did not perform the maintenance and repairs (the "***Non-Performing Owner***"). If the Non-Performing Owner fails to make the payment of its share of the expenses when due, the Owner that performed the maintenance and repairs will have the right to file an assessment lien against the Non-Performing Owner's Lot. Such lien shall have the same force and effect as an assessment for condominium dues or any other consensual lien against real property including the right of the lien holder to foreclose such lien to collect the monies due and owing thereunder.

VIII. Retained Rights. Each Owner retains the right to use the portion of the Access Easement located on their Parcel in any manner that will not prevent or interfere with the exercise of the rights granted hereunder. Further, each Owner retains the right to grant other non-exclusive easements over, along and upon the portion of the Access Easement located on their Parcel provided, however, that any such other easement will be subject to this Agreement and the rights granted herein.

IX. Reciprocal Rights and Obligations of Parties.

A. Reciprocal Rights. The rights of ingress and egress, passage, and maintenance granted in this Agreement to the Owners will be exercised and used in such a manner as not to cause any damage or destruction whatsoever or interruption of the use of the adjoining lands.

B. Cross Indemnity. Each Owner will indemnify, defend and hold harmless the other Owners from and against any and all claims for damages (including, without limitation, any legal fees actually incurred), which the indemnified party may incur as a result of the indemnifying party's rights under this Agreement, except to the extent such claims arise from the negligence of the indemnified party.

C. Mutual Waiver. If any loss, cost, damage or expense is incurred by any party in connection with the operation of the Access Easement on its Parcel, and such party is then covered in whole or in part by insurance with respect to such loss, cost, damage or expense, then the party so insured hereby releases all other parties from any liability they may have on account of such loss, cost, damage or expense to the extent of any amount recoverable by reason of such

insurance and waives any right of subrogation which might otherwise exist in or accrue to any person or account thereof.

X. **Lot 2 Improvements**. Lot 2 Owner will complete the following property improvements:

A. By May 1, 2025, Lot 2 Owner must obtain a permit for and install a fence along the west property line of Lot 2, as depicted on the attached **Exhibit D**. The fence, preferably in a "shadow box" style, must be six or eight feet tall, allow for drainage, and have at least a six-inch opening at the bottom; and

B. Within 90 days of the construction of any foundation (excluding foundations for additions to the existing structure), on any portion of the Old Town Redevelopment Site #2, as depicted on the attached **Exhibit C**, Lot 2 Owner must remove the sheds located on the north side of Lot 2, as depicted in the areas marked "A" and "B" on Exhibit D.

XI. **Term.** This Agreement will continue for a perpetual term. If any of the rights or restrictions imposed by this Agreement would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provision will continue only until 21 years after the death of the survivor of the now living descendants of the current Governor of the State of Illinois as of the date of this Agreement.

XII. **Covenants Running with the Land.** The easements hereby granted, the restrictions hereby imposed and the agreements herein contained will be easements, restrictions and agreements running with the land and will be binding upon and inure to the benefit of the Owners of Lot 1, North Parcel and Lot 2 and their respective heirs, executors, administrators, successors, assigns and legal representatives, including, without limitation, all subsequent owners of Lot 1, North Parcel and Lot 2, or any portion thereof, and all persons claiming under them.

XIII **Estoppels.** Each Owner shall, from time to time upon 10 days prior request by the other Owner execute, acknowledge and deliver to the requesting Owner, or to a person designated by the requesting Owner, a certificate stating that this Agreement is unmodified and in full effect (or, if there have been modifications, that this Agreement is in full effect as modified, and setting forth such modifications) and either stating that to the knowledge of the signer of such certificate, no default exists hereunder or specifying each such default of which the signer has knowledge. Any such certificate may be relied upon by any prospective mortgagee or purchaser of any Parcel or Parcels.

XIV **Breach Shall Not Permit Termination.** It is expressly agreed that no breach of this Agreement shall entitle any Owner to cancel, rescind or otherwise terminate this Agreement.

XV. **Notices.** All notices herein required will be served in writing and will be deemed to be served when delivered personally or three business days following deposit, by certified or registered mail, return receipt requested, in the United States mail, postage prepaid, at the common address for the parcel.

XVI. **General Provisions.**

A. Recordation. This Agreement will be recorded with the Recorder of Deeds of DuPage County, Illinois and all contracts and deeds of conveyance relating to Lot 1 and Lot 2 or any part thereof will be subject to the provisions of this Agreement.

B. Severability. In the event any part or portion of this Agreement, any provision, clause, wording, or designation contained within this Agreement, or any easement granted by this Agreement is held to be invalid or ineffectual by a final, non-appealable order of any court or regulatory agency of competent jurisdiction, such part, portion, provision, clause, wording, or designation will be deemed to be excised from this Agreement and the invalidity thereof will not affect the remaining portions of this Agreement.

C. Amendment. This instrument may be modified, amended or annulled only by written agreement of the parties and only upon the express, prior written approval of the City of Warrenville.

D. Effective Date. This Agreement will take effect as of the date first above written when fully and properly executed by both Owners.

E. Authority. Each person signing this Agreement hereby states and covenants that he or she has read and understood this Agreement, that he or she has the authority to execute this Agreement on behalf of the party whom he or she represents, and that such party intends to be legally bound by the provisions of this Agreement.

F. Headings. The headings of the Sections of this Agreement are intended for convenience and reference only and are not intended to alter, amend, or affect any of the terms or provisions of this Agreement.

G. Counterparts. This Agreement may be executed in one or more counterparts, all of which will be deemed one original document notwithstanding that one or more parties may not have executed any one counterpart.

H. Governing Laws. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

I. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Illinois circuit court for DuPage County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on and as of the day and year first set forth above.

LOT 1 OWNER:

CITY OF WARRENVILLE, an Illinois home rule municipal corporation

By: _____

Its: Mayor

Date: 3-24-2025

LOT 2 OWNER:

JC HOLDINGS LLC an Illinois limited liability company

By: _____

Its: Manager

Date: 12-4-2024

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The foregoing instrument was acknowledged before me on March 24, 2025, by David Brummel, the Mayor of CITY OF WARRENVILLE.

DAWN R. GRIVETTI
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Apr 21, 2026

SEAL

Signature of Notary

My Commission expires: 4-21-26

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The foregoing instrument was acknowledged before me on December 4th, 2024, by Joseph Voegtle, the manager of JC HOLDINGS LLC, an Illinois limited liability company.

Signature of Notary

SEAL

My Commission expires: 12/4/27

OFFICIAL SEAL
CHRISTOPHER N SANTOS
Notary Public - State of Illinois
Commission No. 733919
My Commission Expires December 4, 2027

EXHIBIT A

Legal Description of Lot 1

Lot 1 in Final Plat of Subdivision Old Town Redevelopment Site 2 being a resubdivision of the southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois recorded on April 1, 2025 as Document Number R2025018168.

Commonly known as: 28W244 Warrenville Road, Warrenville, Illinois 60555

Property Index Number: 04-35-403-021

EXHIBIT A-1

Legal Description of North Parcel

Lot 8 and the south 12.22 feet of Lot 7 in Block 5 in the Plat of the Town of Warrenville, being a subdivision of part of the southeast quarter of Section 35, Township 39 North, Range 9, east of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1844 as Document 1193, in DuPage County, Illinois.

Commonly known as: 3S511 Batavia Road, Warrenville, Illinois 60555

And

Lot 9 in Block 5 in the Plat of the Town of Warrenville, being a subdivision of part of the southeast quarter of Section 35, Township 39 North, Range 9, east of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1844 as Document 1193 (excepting therefrom that part of said Lot 9 lying east of the west line if extended north, of Lot 1 in Riverside Homesites recorded as document 179880), in DuPage County, Illinois.

Commonly known as: 3S523 Batavia Road, Warrenville, Illinois 60555

Property Index Numbers: 04-35-403-009, 04-35-403-010, and 04-35-403-011

EXHIBIT B

Legal Description of Lot 2

Lot 2 in Final Plat of Subdivision Old Town Redevelopment Site 2 being a resubdivision of the southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois recorded on APRIL 4, 2025 as Document Number R2025 018168.

Commonly known as: 28W224 Warrenville Road, Warrenville, Illinois. 60555

P.I.N.: _____ (formerly 04-35-403-018, 04-35-403-012, 04-35-403-013)

EXHIBIT C

Depiction of Old Town Redevelopment Site #2

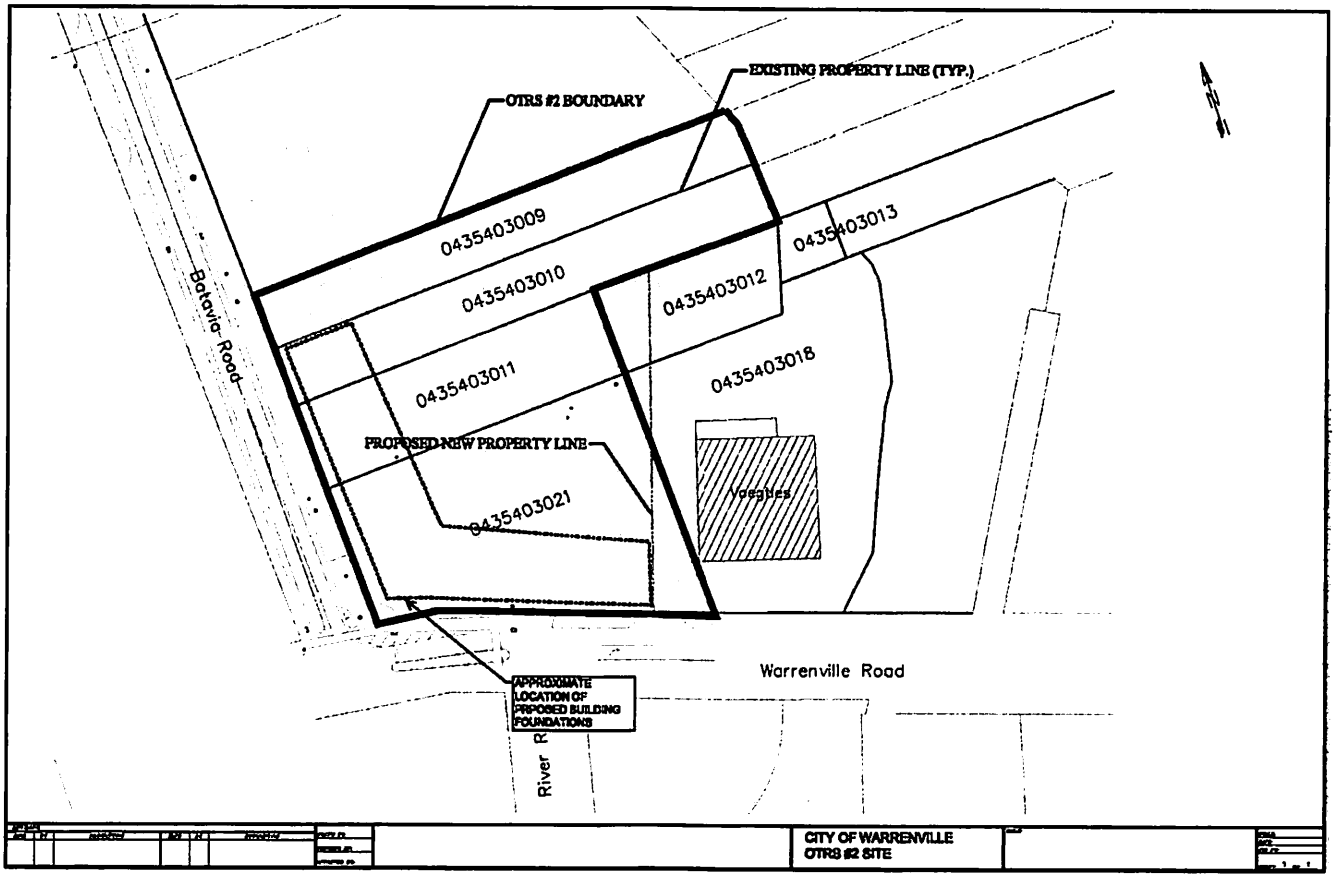
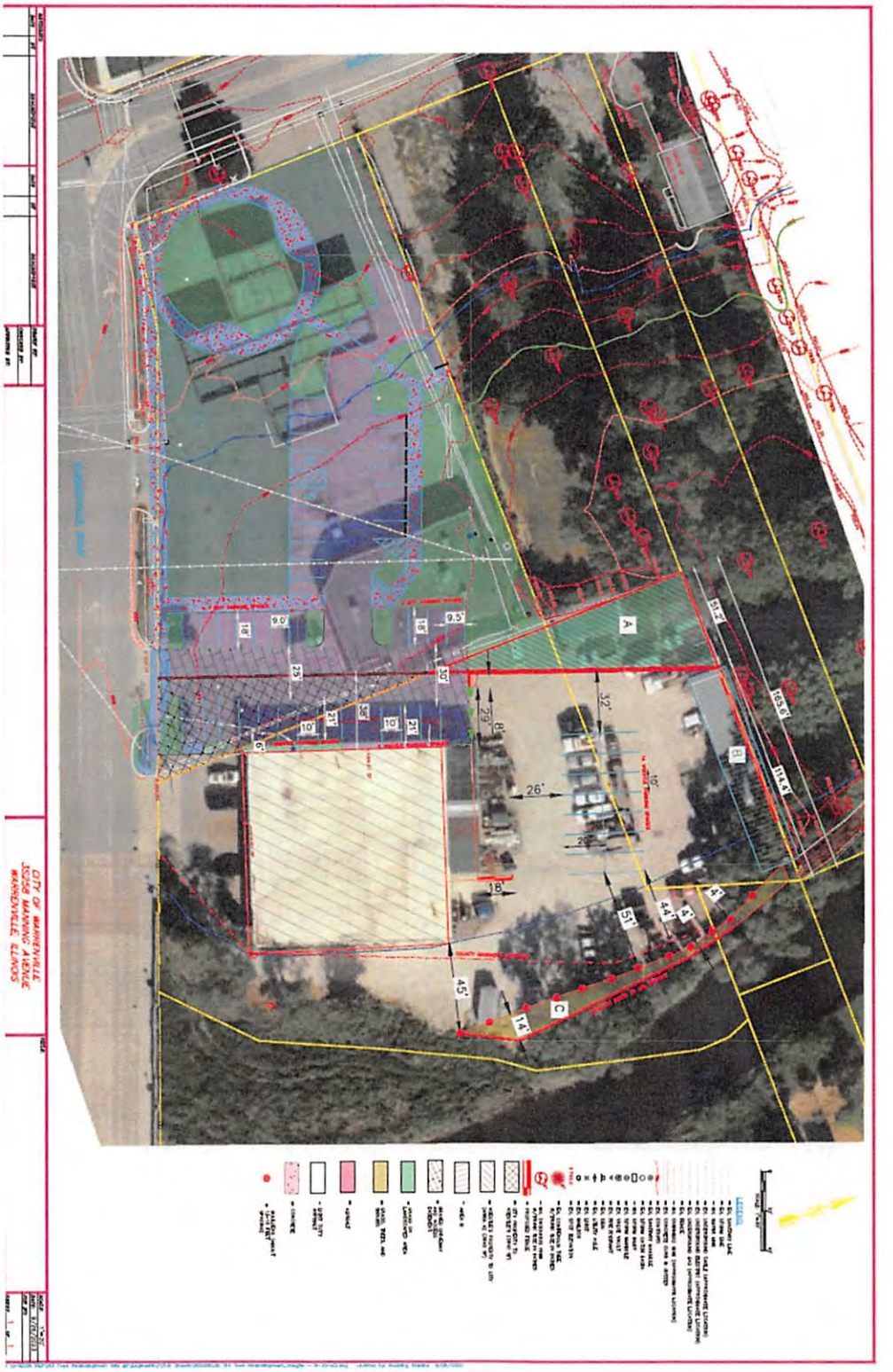


EXHIBIT D

LOCATION OF SHEDS



FINAL PLAT OF SUBDIVISION

OLD TOWN REDEVELOPMENT SITE 2

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: WARRENVILLE CITY CLERK
ADDRESS: 3S258 MANNING AVENUE
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-012
(PARCEL THREE)
COMMON ADDRESS:
28W224 WARRENVILLE ROAD
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-013
(PARCEL TWO)
COMMON ADDRESS:
28W224 WARRENVILLE ROAD
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-018
(PARCEL ONE)
COMMON ADDRESS:
28W224 WARRENVILLE ROAD
WARRENVILLE, IL 60555

P.I.N.: 04-35-403-021
COMMON ADDRESS:
28W244 WARRENVILLE ROAD
WARRENVILLE, IL 60555

N

SCALE: 1"=20'

LEGEND

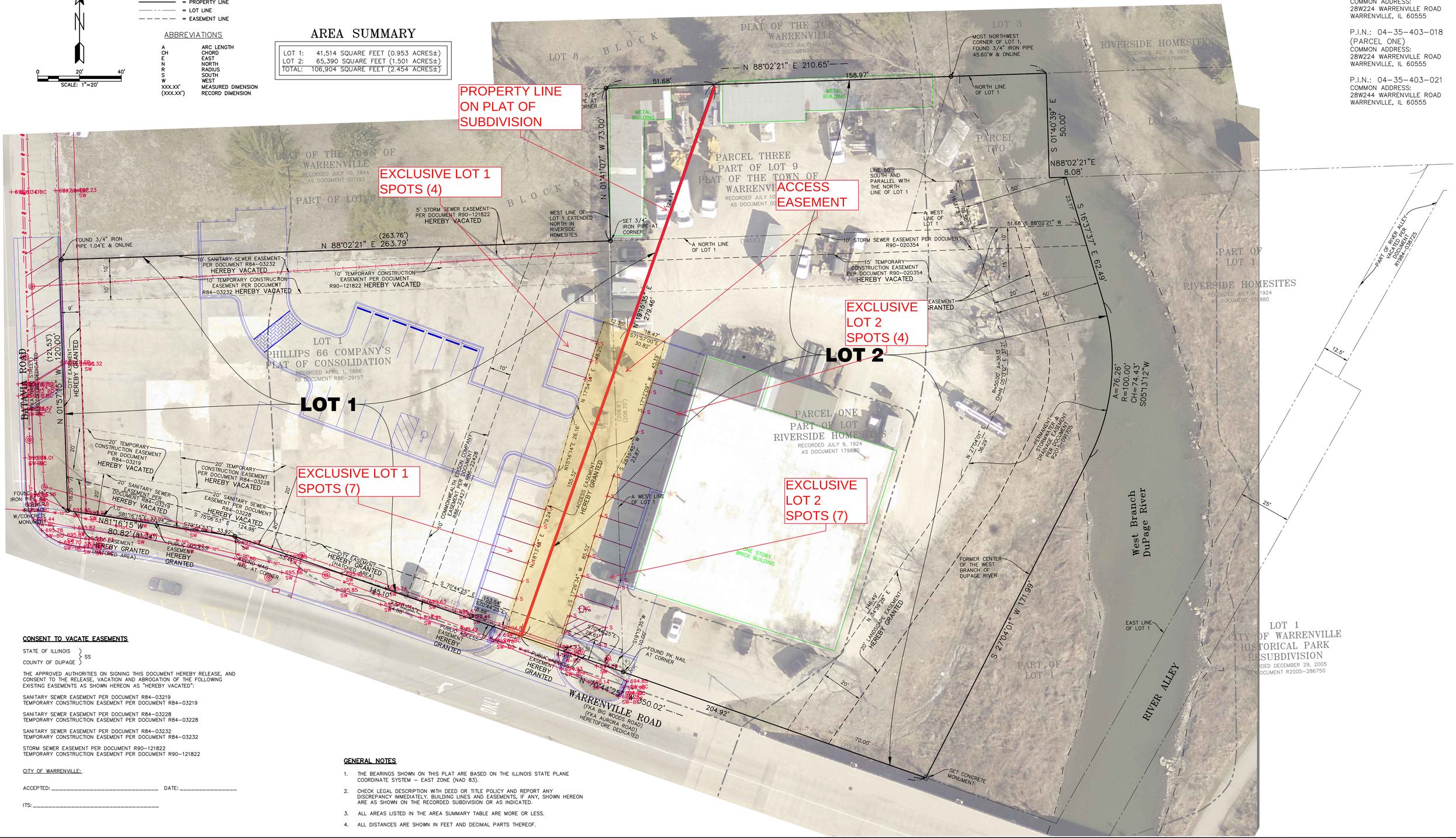
- = PROPERTY LINE
- = LOT LINE
- = EASEMENT LINE

ABBREVIATIONS

A	ARC LENGTH
CH	CHORD
E	EAST
N	NORTH
R	RADIUS
S	SOUTH
W	WEST
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

AREA SUMMARY

LOT 1:	41,514 SQUARE FEET (0.953 ACRES±)
LOT 2:	65,390 SQUARE FEET (1.501 ACRES±)
TOTAL:	106,904 SQUARE FEET (2.454 ACRES±)



CONSENT TO VACATE EASEMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE APPROVED AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE, AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE FOLLOWING EXISTING EASEMENTS AS SHOWN HEREON AS "HEREBY VACATED":

SANITARY SEWER EASEMENT PER DOCUMENT R84-03219
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R84-03219

SANITARY SEWER EASEMENT PER DOCUMENT R84-03228
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R84-03228

SANITARY SEWER EASEMENT PER DOCUMENT R84-03232
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R84-03232

STORM SEWER EASEMENT PER DOCUMENT R90-121822
TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R90-121822

CITY OF WARRENVILLE:

ACCEPTED: _____ DATE: _____

ITS: _____

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM – EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09-17-24	SDS	CITY COMMENTS			
10-02-24	SDS	CITY COMMENTS			
10-14-24	SDS	CITY COMMENTS			

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR: CITY OF WARRENVILLE

TITLE: FINAL PLAT OF SUBDIVISION
28W224 & 28W244 WARRENVILLE ROAD
WARRENVILLE, ILLINOIS

SCALE: 1"=20'
DATE: 04-01-2024
JOB NO: W22280.B0
SHEET 1 OF 2

H:\Warrenville\W22280.00 Old Town Redevelopment Site 2_W22280.B0 OTR Phase 2\CADD\W22280.B0 PLAT OF SUBDIVISION.dwg Updated by: sskulich 10/22/2024